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NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT DEPARTMENT

(Plg. I (1))

DRAFT VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM CONSERVATION USE ZONE TO RESIDENTIAL USE ZONE OF PATANCHERUVU VILLAGE & MANDAL, MEDAK DISTRICT.

*[Memo No. 1579/Plg.I(1)/2016-3, Municipal Administration and Urban Development (Plg.I(1)),
21st February, 2018.]*

The following draft variation to the land use envisaged in the Notified Master Plan for erstwhile HUDA area for R.C. Puram Zone Segment vide G.O.Ms.No.288, MA & UD, dt: 03-04-2008, which is proposed in exercise of the powers conferred by sub-section (1) of Section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008).

A Notice is hereby given that the draft variation will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Telangana Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Telangana. Objections or suggestions should be addressed to the Principal Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, Telangana, Hyderabad - 500 022.

DRAFT VARIATION

The site situated in Sy.Nos.319/J, 320/J, 321/J, 322/J, 323/J, 335/J, 319/P, 320/P, 321/P, 322/P, 323/P, 335/P & 334 of Patancheruvu Village & Mandal, erstwhile Medak District / Sangareddy District to an extent of 38525.69 Sq.Mtrs., (Net site area after deducting the buffer area of Ac. 00-21.61 Gts./2187.23 Sq.Mtr. & Nala effected area of 5419.73 Sq.Mtr. from the total site area of Ac. 11-16 Gts.) which is presently earmarked for Conservation zone in the Notified Master Plan for erstwhile HUDA area for R.C. Puram Zone Segment approved by the Government vide G.O.Ms.No.288, dt: 03-04-2008, is now proposed to be designated as Residential use zone, **subject to the following conditions:**

- (a) The applicant shall pay the Change of Land use Charges & Publication Charges to HMDA as per rules in force before issue of final orders from the Government.

- (b) The applicant shall pay the balance processing fee to HMDA before issue of final orders.
- (c) If the Change of Land use Charges are not paid within (30) days, the orders of the Change of Land Use will be withdrawn without any further notice.
- (d) The owner / applicant shall handover the road affected under the notified roads to the local bodies at free of cost.
- (e) The owners / applicants shall develop the roads at free of cost as may be required by the local authority.
- (f) The title and Land Ceiling aspects shall be scrupulously examined by the concerned authorities i.e., Municipal Corporation/Municipality before issue of building permission/ development permission, and it must be ensured that the best financial interests of the Government are preserved.
- (g) The change of land shall not be used as the sole reason for obtaining exemption from the provision of Urban Land Ceiling Act, 1976.
- (h) The above change of land use is subject to the condition that may be applicable under Urban Land Ceiling Act and A.P. Agricultural Ceiling Act.
- (i) The owners / applicants are solely responsible for any misinterpretation with regard to ownership / title, Land Ceiling Clearances etc, and they will be responsible for any damage claimed by any one on account of change of land use proposed.
- (j) The change of land use shall not be used as the proof of any title of the land.
- (k) The change of land use does not bar any public agency including Hyderabad Metropolitan Development Authority / Local Authority to acquire land for any public purpose as per the Law.
- (l) The owner / applicant before undertaking the developmental activity in the site under reference, prior approval must be taken from the local body.
- (m) The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
- (n) The applicant shall comply with the conditions mentioned in Lr.No.EE/IB/SRD/HD/254, dated: 12-05-2015 of the Executive Engineer, IB Division, Sangareddy.
- (o) The applicant has to hand over 5 mtrs. wide long strip i.e., 5419.73 m² land affected area in 20 mtrs. vastu widening & 9 mtrs. wide buffer area of 2187.23 m² to the local body at free of cost through registered Gift deed at the time of taking building permission from Competent Authority/GHMC.
- (p) The applicant shall comply all the conditions laid down in the G.O.Ms.No.168, Dt: 07-04-2012.

SCHEDULE OF BOUNDARIES

NORTH : Existing NALA.

SOUTH : Existing 30'-0"/26'-0" wide road & Sy.Nos.332 & 336 of Patancheru (V&M).

EAST : Village boundary of Patelguda (V) & Sy.Nos.341, 340 & 339 of Patancheru (V&M).

WEST : Sy.Nos.318, 324, 325 & 333 of Patancheru (V&M).

DRAFT VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM CONSERVATION USE ZONE TO RESIDENTIAL USE ZONE SITUATED AT MANMOLE VILLAGE, RAMCHANDRAPURAM MANDAL, SANGAREDDY DISTRICT.

*[Memo No. 14207/Plg.I(1)/2017-2, Municipal Administration and Urban Development (Plg.I(1)),
21st February, 2018.]*

The following draft variation to the land use envisaged in the Notified Master Plan for erstwhile HUDA area for R.C. Puram Zone Segment vide G.O.Ms.No.288, MA, dt: 03-04-2008, which is proposed in exercise of the powers conferred by sub-section (1) of Section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No.8 of 2008).

A Notice is hereby given that the draft variation will be taken into consideration after expiry of seven days from the date of publication of the notification in the Telangana Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Telangana. Objections or suggestions should be addressed to the Principal Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, Telangana, Hyderabad - 500 022.

DRAFT VARIATION

The site is situated in Sy. Nos. 475, 476, 477(P) & 478(P) situated at Manmole Village, Ramchandrapuram Mandal, Sangareddy District to an extent of 184045.98 Sq.Mtrs. which is presently earmarked for Conservation zone in the Notified Master Plan for erstwhile HUDA area for R.C. Puram Zone Segment which was Notified vide G.O.Ms.No.288, MA & UD Department, dt: 03-04-2008, is now proposed to be designated as Residential use zone, **subject to the following conditions:**

- (a) The applicant shall pay publication, processing charges and change of land use charges to HMDA as per rules in force before issue of final orders.
- (b) The applicant has to form 9.0 mtrs. wide B.T. surface road from the nearest main existing road at the time of taking Building Permission from the Competent Authority.
- (c) The applicant shall maintain 30 mtrs. wide buffer belt from the Railway property and no development is allowed in this buffer belt.
- (d) The applicant shall handover proposed Radial Road No. 7 effected area to the Local Body at free of cost through Registered Gift Deed at the time of taking Building Permission from the Competent Authority.
- (e) The change of land use shall not be used as the sole reason for obtaining exemption from the provision of Urban Land Ceiling Act, 1976.
- (f) The applicant shall comply the conditions laid down in the G.O.Ms.No.168, MA, Dt: 07-04-2012.
- (g) The applicant shall obtain prior permission from GHMC before undertaking any development on the site under reference.
- (h) If any dispute occurs regarding ownership of the applicant will be the whole responsible for that.
- (i) The applicant is whole responsible if any discrepancy occurs in the ownership aspects and ULC aspects & if any litigations occurs, the change of land use orders will be withdrawn without any notice.
- (j) The change of land use shall not be used as the proof of any title of the land.
- (k) The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
- (l) The change of land use does not bar any public agency including Hyderabad Metropolitan Development Authority / Local Authority to acquire land for any public purpose as per Law.
- (m) If the conversion charges are not paid within the stipulated time, permission will be withdrawn without any further notice.

SCHEDULE OF BOUNDARIES

- NORTH** : Railway Track.
- SOUTH** : Sy.No.477 of Manmole (V) & Village boundary of Kollur (V).
- EAST** : Village boundary of Tellapur (V).
- WEST** : Sy.No.478 of Manmole (V).

ARVIND KUMAR,
Principal Secretary to Government.